

TCR Program – Application Amendment Project # 28 – May 2005

Contra Costa Parking Structure at Transit Village at Richmond BART Station in Contra Costa County.

(\$ X 1,000)

Estimated Project Cost: \$17,515 TCRP Funds Approved to Date: \$5,000

Total TCRP Funds Available: \$5,000

Lead Agency: City of Richmond

Implementing Agency: Same

TCRP Allocations to Date: \$680

for Phase(s): 2

Advance Approved: \$350

for Phase(s): 2

Project Summary: The project is to construct an 800 space Bay Area Rapid Transit (BART) parking garage at the Richmond BART Station. The new garage will allow for the development of a mix-use transit village where the current BART surface parking lot is located. The new parking garage is to be built on BART land and will be owned and maintained by BART. All of the parking spaces within the parking garage will be used exclusively for transit users (BART and Capitol Corridor), with the exception of 45 spaces to be used by the patrons of the retail stores. The current surface parking lot has 406 spaces.

The overall transit village is a mixed-use pedestrian-oriented development comprised of a variety of elements, including: 231 for-sale townhouse units; approximately 20,000 sq. ft. of retail space; a 30,000 sq. ft. cultural arts facility; an AC Transit bus transfer station; a 3,400 sq. ft. transit station building; pedestrian plazas; center boarding platform for Amtrak patrons; and a parking structure.



Cost and Schedule (\$ x 1,000)

Phase	Scope	Start	End	Cost
1	Environmental – IN HOUSE	9/01	5/02	\$15
2	Complete final garage design and prepare final specifications and 100% drawing.	6/05	7/06	\$1,430
3	Right of Way Acquisition - N/A			
4	Bid and Construct 800 space parking garage	3/07	9/08	\$16,070
Total:				\$17,515

Funding Plan (\$ x 1,000)

Source	Type		Phase 1	Phase 2	Phase 3	Phase 4	Total
TCRP	State	Committed		\$680		\$4,320	\$5,000
		Proposed					
T-03	Federal	Committed					
		Proposed				\$5,000	\$5,000
Local	Local	Committed	\$15	\$750		\$4,750	\$5,515
		Proposed					
STIP-RIP	State	Committed				\$2,000	\$2,000
		Proposed					
	Totals:	Committed	\$15	\$1,430		\$11,070	\$12,515
		Proposed				\$5,000	\$5,000
		Totals:	\$15	\$1,430		\$16,070	\$17,515

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Prior TCRP Action:

- Original Application was approved on March 28, 2001 (Resolution TA-01-06).
- A minor amendment was approved October 2001 to extend the completion date for Phase 2.
- A second application for Phase 4 funding was approved July 18, 2002 (Resolution TA-02-10).
- An advance of \$100,000 for Phase 2 and \$250,000 for Phase 4 once construction is underway, was also approved, as well as a minor amendment to update the project schedule for Phase 1 and Phase 2.
- A minor amendment was approved June 26, 2003, Resolution TAA-03-03, to extend project completion by one fiscal year. Additional time is needed due to the agency's inability to award third party contracts, per December 17, 2002, directive.
- An amendment to update schedule and funding plan was approved on June 17, 2004, under Resolution TAA-04-05 to reflect delay in bidding and award of construction contract.
- An amendment to update the schedule and funding plan was approved on May 26, 2005 (Resolution TAA-05-04).

Status of Conditions: The following condition was set forth under Resolution TA-01-06, as amended by Resolution TA-02-10:

- Prior to the submittal of an allocation request for construction, the City of Richmond must coordinate with Bay Area Rapid Transit District (BART) and the Capitol Corridor Joint Powers Authority (CCJPA) to develop a parking management plan that, among other requirements, provides for procedures to ensure that 755 single, non-tandem designated parking spaces are for the exclusive use of BART and Capitol Corridor riders, and ensure the commuter parking spaces are maintained and operated separate from retail parking.

The following conditions were set forth under Resolution TA-02-10:

- ~~Allocation of funds for Phase 4 (Construction) is contingent upon review of the final environmental document by the CTC and approval of project for future consideration of funding.~~ – **Condition met**
- Allocation of funds for Phase 4 (Construction) is contingent upon the City of Richmond identifying fully-funded usable segments.

Discussion/Issues:

- Regional Transportation Plan documentation is on file. The CTC reviewed the Mitigated Neg Dec and approved the project for future consideration of funding on July 18, 2002, under Resolution E-02-33.
- The Redevelopment Agency had previously received a HUD EDI/108 Loan/Grant in the total amount of \$4,500,000. However, these funds have been lost due to the modified affordability levels of the project's residential units. To replace these funds, a Federal "T-03" allocation is pending and is expected to be secured for a total of \$5,000,000 for construction of the parking structure.